

The Minutes of the Regular Meeting of the Somerville Housing Authority duly called and held on October 12, 2022.

The Regular Meeting of the Somerville Housing Authority held virtually via GoToMeeting on Wednesday, October 12, 2022, at 9:30 a.m.

The Chairman instructed the Secretary to call the roll at 9:30 a.m. and upon roll call those present and absent was as follows:

PRESENT	ABSENT
Comm. Ferrara	
Comm. Rances	
Chairman Bonney, Jr.	

The Chairman read Notice of Meeting dated October 5, 2022, given in accordance with Section 23B, Chapter 39 of the General Laws with certificate as to Service of Meeting attached which was ordered spread upon the minutes.

NOTICE OF MEETING

Notice is hereby given in accordance with Section 23B, Chapter 39 of the General Laws that a meeting of the Somerville Housing Authority will be held virtually on Wednesday, October 12, 2022, at 9:30 a.m.

CERTIFICATE AS TO SERVICE OF NOTICE OF MEETING (Sec. 23B, Chapter 39, General Laws)

I, Joseph R. Macaluso, the duly appointed qualified Secretary of the Somerville Housing Authority, do hereby certify that on October 5, 2022, I filed, in the manner provided by Sec. 23B, Chapter 39 of the General Laws with the Clerk of the City of Somerville, a Notice of Meeting of which the following is a true and correct copy.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal of the said Authority this October 13, 2022.

Joseph Macaluso
Joseph R. Macaluso

2. APPROVAL OF MINUTES OF PREVIOUS MEETING

- (a) Monthly Board Meeting held September 14, 2022 **(Roll Call Vote Required)**.

Upon roll call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Comm. Ferrara		
Comm. Rances		
Chairman Bonney, Jr.		

SO VOTED

- (b) Annual Meeting for Capen Court Corporation held September 14, 2022 **(Roll Call Vote Required)**.

Upon roll call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Comm. Ferrara		
Comm. Rances		
Chairman Bonney, Jr.		

SO VOTED

- (c) Annual Meeting for SHA Waterworks LLC held September 14, 2022 **(Roll Call Vote Required)**.

Upon roll call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Comm. Ferrara		
Comm. Rances		
Chairman Bonney, Jr.		

SO VOTED

- (d) Annual Meeting for SHA Waterworks II LLC held September 14, 2022 **(Roll Call Vote Required)**.

Upon roll call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Comm. Ferrara		
Comm. Rances		
Chairman Bonney, Jr.		

SO VOTED

3. COMMUNICATIONS

None this month.

4. RESIDENT CONCERNS

Pat Wilber from Properzi Manor asked for an update about repainting the lines in the parking lot. Director of Maintenance Joe Whalen stated that SHA is coordinating to send out notices that cars will need to be moved next week. Joe stated Police Chief Dan Mead will assist on the days painting is occurring. Executive Director Joseph Macaluso stated that notices will be put on cars, in the lobby and community room and given to each resident. Chairman Bonney stated care providers should also be notified of the repainting.

Pat and Commissioner Rances asked for rat traps to be put back in the lot. Joe Whalen stated yes. Joe Macaluso updated the Board on the possibility of having electric rat traps. He stated he requested the City of Somerville to provide for SHA properties but was told they were unable to at this time.

5. REPORT OF THE EXECUTIVE DIRECTOR

Joe stated there is nothing to report on budgetary changes. He stated that the first closing for the Clarendon Redevelopment is proposed for November, although ambitious. He stated the projected closing for the Waterworks II Project is late December.

Upon roll call it was voted to accept the Executive Director's report as written. The ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Comm. Ferrara		
Comm. Rances		
Chairman Bonney, Jr.		

SO VOTED

6. NEW BUSINESS

- (a) Consideration of request by the Executive Director to update the Admissions and Continued Occupancy Policy, modifying the Veterans' Preference to align with state regulations and updating the Unit Offer Policy to allow two unit offers to elderly/disabled applicants rather than one. **(Roll Call Vote Required).**

Motion made by Commissioner Ferrara, seconded by Commissioner Rances.

Upon roll call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Comm. Ferrara		
Comm. Rances		
Chairman Bonney, Jr.		

SO VOTED

- (b) Consideration of request by the Executive Director to enter a contract with Northern Contracting Corp, from Canton, MA flooring services (no labor) for Bryant Manor Force Account SHA Job #1827 for the sum of \$37,310.00. **(Roll Call Vote Required).**

Motion made by Commissioner Ferrara, seconded by Commissioner Rances.

Upon roll call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Comm. Ferrara		
Comm. Rances		
Chairman Bonney, Jr.		

SO VOTED

- (c) Consideration of request by the Executive Director to enter a Plumbing Service Contract with Byors and Sons Mechanical LLC from Marblehead, MA. Plumbers labor not to exceed \$50,000.00 in one calendar year. **(Roll Call Vote Required).**

Motion made by Commissioner Rances, seconded by Commissioner Ferrara.

Upon roll call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Comm. Ferrara		
Comm. Rances		
Chairman Bonney, Jr.		

SO VOTED

- (d) Consideration of request by the Executive Director to enter a contract with New England School Services, Inc. from Medford, MA to provide doors, frames, and hardware materials (no labor) for Bryant Manor Force Account SHA Job #1827 for the sum of \$33,000.00. Materials to be ordered on an as needed basis and cannot exceed \$33,000 for one calendar year. **(Roll Call Vote Required).**

Motion made by Commissioner Ferrara, seconded by Commissioner Rances.

Upon roll call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Comm. Ferrara		
Comm. Rances		
Chairman Bonney, Jr.		

SO VOTED

- (e) Consideration of request by the Executive Director to enter a Service Contract with Adilson De Aguilar from Everett, MA. Electrician's labor not to exceed \$50,000.00 in one calendar year. **(Roll Call Vote Required).**

Motion made by Commissioner Rances, seconded by Commissioner Ferrara.

Upon roll call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Comm. Ferrara		
Comm. Rances		
Chairman Bonney, Jr.		

SO VOTE

- (f) Consideration of request by the Executive Director to enter into a contract with Corolla Contracting, Inc from Winthrop, MA. To complete SHA Job #2203 Mystic River Partial Roof Replacement Phase 5 & Administration Building for the sum of \$359,225.00.

(Roll Call Vote Required).

Director of Modernization stated there are 60 buildings in total, with each phase of 8 buildings. He stated there are 3 or 4 phases left.

Motion made by Commissioner Ferrara, seconded by Commissioner Rances.

Upon roll call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Comm. Ferrara		
Comm. Rances		
Chairman Bonney, Jr.		

SO VOTED

- (g) Consideration of request by the Executive Director to enter a Design Agreement with C.A. Crowley Engineering of Taunton, MA. for SHA Job #2207 Capen Court Chiller Replacement in the amount of \$14,400. **(Roll Call Vote Required).**

Motion made by Commissioner Rances, seconded by Commissioner Ferrara.

Upon roll call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Comm. Ferrara		
Comm. Rances		
Chairman Bonney, Jr.		

SO VOTED

- (h) Consideration of request by the Executive Director to approve the Certificate of Substantial Completion to K.B. Aruda Construction LLC. for FISH #274139 Corbett Landscaping. **(Roll Call Vote Required).**

Motion made by Commissioner Rances, seconded by Commissioner Ferrara.

Upon roll call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Comm. Ferrara		
Comm. Rances		
Chairman Bonney, Jr.		

SO VOTED

- (i) Consideration of request by the Executive Director to approve Change Order #01 from Megco Electric to replace the original heat detectors in Brady Towers and install 85 new heat detectors.

(Roll Call Vote Required).

Brian stated the heat detectors were original to the building and had been recalled.

Motion made by Commissioner Ferrara, seconded by Commissioner Rances.

Upon roll call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Comm. Ferrara		
Comm. Rances		
Chairman Bonney, Jr.		

SO VOTED

- (j) Consideration of request by the Executive Director to approve Change Order #01 from K.B. Aruda Construction for the increase cost of asphalt and hand railings due to blockchain issues.

(Roll Call Vote Required).

Brian stated because of supply and demand costs of asphalt and steel has increased. Chairman Bonney stated he's surprised the state has not intervened to assist with getting high cost materials.

Motion made by Commissioner Ferrara, seconded by Commissioner Rances.

Upon roll call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Comm. Ferrara		
Comm. Rances		
Chairman Bonney, Jr.		

SO VOTED

- (k) Consideration of request by the Executive Director to approve Change Order #02 from K.B. Aruda Construction for the construction of two dry stacked stone walls due to a change in design necessitated because of an unforeseen circumstance, the presence of ledge in the area of a new walkway. This additional labor and material cost is \$9,518.81. **(Roll Call Vote Required).** Brian stated that tree roots under the mulch were not visible during inspection therefore, the walkways in front of the building had to be raised.

Motion made by Commissioner Rances, seconded by Commissioner Ferrara.

Upon roll call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Comm. Ferrara		
Comm. Rances		
Chairman Bonney, Jr.		

SO VOTED

- (I) Consideration of request by the Executive Director to approve Change Order #03 from K.B. Aruda Construction additional labor and materials due to tree roots and a design change. This additional labor and material cost is \$8,954.25. **(Roll Call Vote Required)**.

Motion made by Commissioner Ferrara, seconded by Commissioner Rances.

Upon roll call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Comm. Ferrara		
Comm. Rances		
Chairman Bonney, Jr.		

SO VOTED

7. ANY OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE BOARD

- (a) Scheduling for next Regular Board Meeting:
Wednesday, November 9, 2022, at 11:00 a.m.

8. ADJOURNMENT

Motion made by Commissioner Rances, seconded by Commissioner Ferrara.

Upon Roll Call it was voted to adjourn at 10:01 a.m. The ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Comm. Ferrara		
Comm. Rances		
Chairman Bonney, Jr.		

SO VOTED

Joseph Macaluso

Joseph R. Macaluso
Executive Director

ATTEST

A True Copy